

01/02/07 - Tuesday, January 2, 2007

**CITY OF EAU CLAIRE
PLAN COMMISSION AGENDA**

Meeting of January 2, 2007

PLEASE TAKE NOTICE that there will be a meeting of the City Plan Commission on **Tuesday**, January 2, 2007, at 7:00 p.m. in the City Council Chambers, City Hall, 203 S. Farwell Street, Eau Claire, Wisconsin, on the following agenda items:

1. Public Hearing - For Recommendation

REZONING (Z-1371-06) - C-2H to C-3P, Charter Bank, W. Clairemont Avenue

Request: To rezone property from C-2H to C-3P and to adopt the General Development Plan for a sign with reduced setbacks.

Applicant: Charter Bank, Dean Olson

Location: W. Clairemont Avenue, west of Hendrickson Drive

2. Public Hearing - For Recommendation

REZONING (Z-1376-07) - TR-1A, TR-1, P-Public to R-1P and R-1, Former Lowes

Creek School

and

PRELIMINARY CONDO PLAT (P-01-07) - Lowes Creek Village Condominiums

Request: To rezone property from Temporary R-1A, Temporary R-1 and P-Public to R-1P and R-1 and to adopt the General Development Plan for Lowes Creek Village.

Applicant: Lowes Creek Village, LLC

Location: former Lowes Creek School site and abutting properties

3. Public Hearing - For Recommendation

REZONING (Z-1377-07) - TR-1A to R-1A, Black Avenue

and

CONDITIONAL USE PERMIT (CZ-0701) - Home Occupation, 1709 Black Avenue

Request: To rezone two parcels from Temporary R-1A to R-1A and to consider a home occupation for a greenhouse business at 1709 Black Avenue.

Applicant: Betty Holmes and Marybeth Berry

Location: 1709 Black Avenue and 1733 Black Avenue

4. For Recommendation

FINAL PLAT (P-02-07) - Pine Ridge Condominiums

Request: To approve the final condo plat for Pine Ridge Condo.

Applicant: John Schepke

Location: Abbe Court

5. For Approval

SITE PLAN (SP-0512 AMD.) - Retail Center, Mall Drive

Request: To approve an amended site plan for a retail center.

Applicant: Bob Johnson

Location: Mall Drive, south of HOM Furniture

6. For Approval

SITE PLAN (SP-0701) - Duplex, London Road

Request: To approve a site plan for a duplex.

Applicant: Paul Madsen

Location: west side of London Road, north of Damon Street

7. **DISCUSSION/DIRECTION**

A. 431 Washington Street

B. Sign Code Amendment

C. Code Compliance Items

D. Future Agenda Items

If you have any questions concerning any of the Plan Commission items, please call the Department of Community Development at 839-4914.

This notice is given in accordance with the provisions of Subchapter V of Chapter 19 of the Wisconsin Statutes.

Notice is hereby given that members of the City Council may be present at the foregoing meeting to gather information about a subject over which they have decision-making responsibility. This constitutes a meeting of the City Council pursuant to State ex rel. Badke v. Greendale Village Bd., 173 Wis.2d 553, 494 N.W.2d 408 (1993) and must be noticed as such, although the Council will not take any formal action at this meeting.

In order to accommodate the participation of disabled persons at this meeting, the City will provide the services of a sign language interpreter or make other reasonable accommodations on request. To make such a request, please notify the City at (715)839-4902 at least 2 days prior to the meeting.

Joel Levandowski, Chairperson

c: News Media